

EAST DEVON LOCAL PLAN

2006 to 2026



CONSULTATION ON THE INSET MAP AND POLICIES FOR:

OTTERY ST MARY

Consultation - 11 May 2012 to 11 June 2012

From 1 December 2011 to 31 January 2012 East Devon District Council consulted on a draft Local Plan for the District. This plan had policies specifically for Ottery St Mary but it did not show all policy boundaries and sites on a clear map. On 8 May 2012 the Development Management Committee of the Council approved an amended draft of the plan and also proposed inset maps for each of the seven main towns of East Devon.

This new consultation document is specifically concerned with the Ottery St Mary map and the policies that apply to sites shown on it. We would welcome your comments:

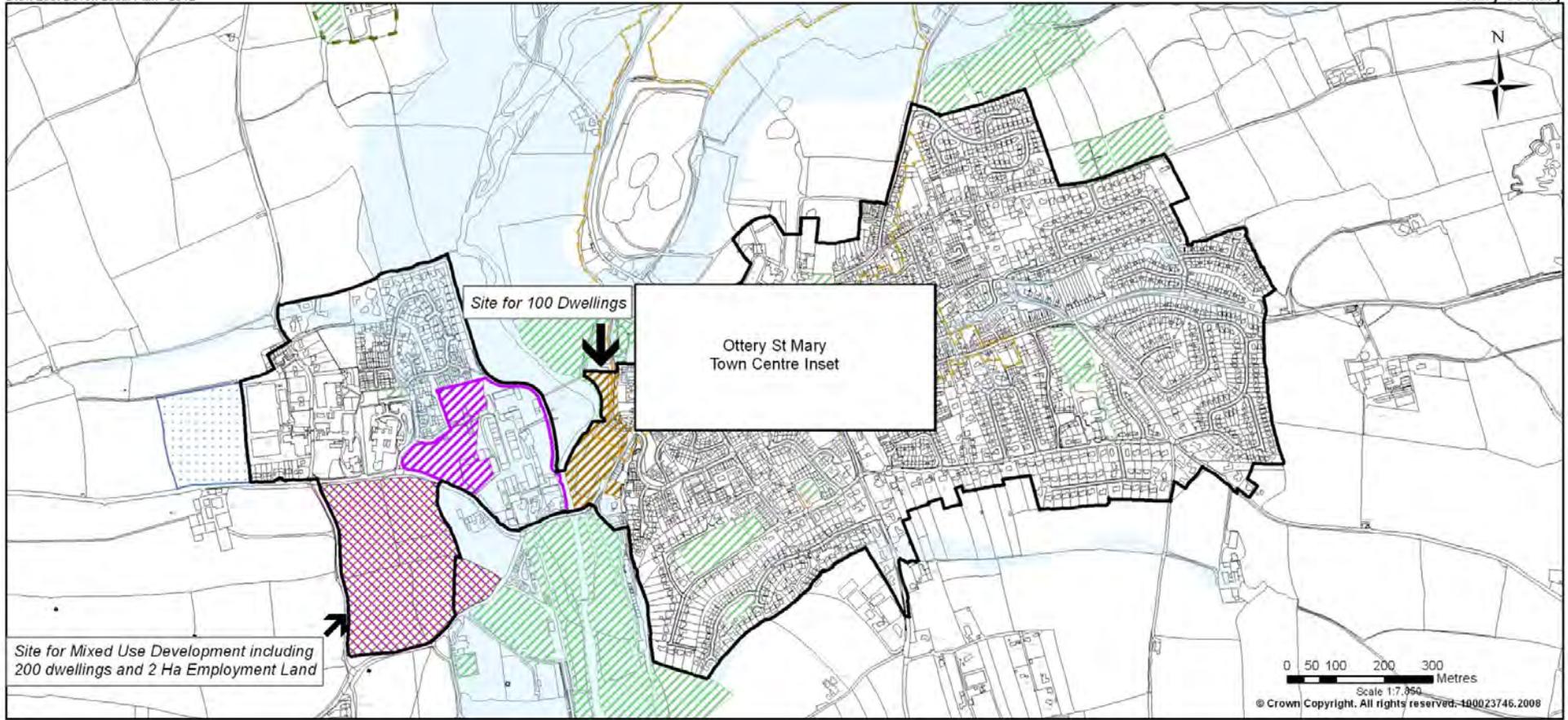
- email us at:
Localplan@eastdevon.gov.uk
- Or post comments to:
The Planning Policy Section
East Devon District Council
Knowle
Sidmouth EX10 8HL

Comments must be received by 12 Noon on Monday 11 June 2012. The next draft of the Local Plan will be considered by Council in July 2012.

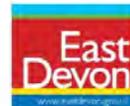
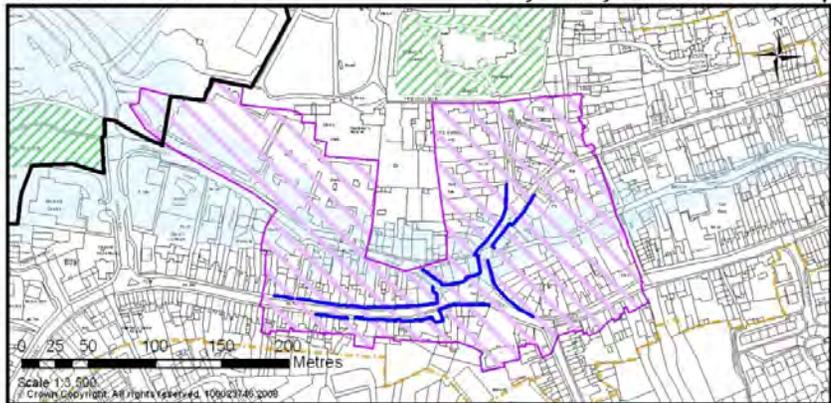
Please note that this document contains Ottery St Mary specific extracts that form just part of the Local Plan. We have produced consultation reports for all of the seven main towns of East Devon.

All comments received on the plan to date, along with feedback to this consultation, will be used to help inform the next draft of the plan. If you wish to see the draft of the plan, as considered by Committee on 8 May 2012, and policies in their full context, or view consultation documents for other towns or background reports please visit the Council web site at:

<http://www.eastdevon.gov.uk/nextstages.htm>



Ottery St Mary Town Centre Inset Map



Draft East Devon Local Plan - 2012

Ottery St Mary -
Urban Inset Map
and
Town Centre Map

Kate Little, Head of Economy, East Devon District Council, Council Offices, Knowle, Sidmouth, EX10 8HL

POLICIES AND PROPOSALS

- Proposed Primary Frontage
- Proposed Town Centre Shopping Area
- Proposed Residential Allocation
- Proposed Mixed Use Allocation
- Proposed Employment Allocation
- Proposed Community and Education Use

FOR INFORMATION

- Boundary Existing and Proposed Employment Area
- Recreation Areas, Allotments, Accessible Open Space
- County Wildlife Sites
- Conservation Area
- Historic Park or Garden
- Floodzone 2

The key strategic policy for Ottery St Mary in the plan is:

Strategy 24 - Development at Ottery St Mary (formerly DS19):

Ottery St Mary will see development focused on meeting local needs and making the town a more vibrant centre. The viability of the town centre will be enhanced through additional housing development. Proposals for development in Ottery St Mary should be consistent with the strategy which is to:

1. **New Homes** – encourage the building of 300 new homes through a strategic allocation West of the town and development opportunities within the town;
2. **Jobs** - provision of up to 3 hectares of additional employment land as part of the strategic allocation West of the town;
3. **Town Centre** – give priority to the enhancement of the environment and the promotion of business opportunities within the Town Centre Shopping area defined on the Ottery St Mary inset plan to improve the attraction of Ottery St Mary for residents, visitors and businesses;
4. **Social and Community Facilities** – support the schools, health and other service providers to meet their accommodation needs, including allocating land West of The King's School for community and educational uses ;
5. **Infrastructure** - better management of road space in the town centre to alleviate congestion together with improved pedestrian and cycle links throughout the town; and
6. **Environment** – support schemes which enhance the quality of the town's environment.

Strategic Land Allocations at Ottery St. Mary – as part of the delivery mechanism a strategic site is allocated and shown on the Proposals Map for development at Island Farm for mixed uses to incorporate:

- 200 new homes;
- Up to 2 hectares of land for mixed job generating commercial and employment uses (excluding retail – noting that the Sainsbury Supermarket accounts for development of 1 hectares of employment land); and
- A range of social, community and open space facilities to support the development.

A Masterplan will be required for the site to demonstrate how this mix of uses can be satisfactorily accommodated in view of flooding issues and the need to promote sustainable transport links to the town and community/employment uses on land to the North.

There are a series of additional policies in the plans that are directly relevant to sites and boundaries specifically defined in the plan for Ottery St Mary. These are:

Strategy 6 - Development within Built-Up Area Boundaries (formerly S4):

Built-up Area Boundaries are defined on the Proposals Map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development. Within the boundaries development will be permitted if:

1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.
2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.
3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.
4. It would not involve the loss of land of local amenity importance or of recreational value;
5. It would not impair highway safety or traffic flows.
6. It would not prejudice the development potential of an adjacent site.

H1 - Residential Land Allocation (formerly H2):

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment housing sites are allocated in the towns of East Devon as shown on the Proposals Map:

Ottery St Mary:	a) Former Cuttler Hammer Factory – 100 homes.
-----------------	---

E1 - Provision of Employment Land (formerly E1):

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment development sites are allocated in the towns of East Devon as shown on the Proposals Map:

Town	Site	Area - Hectares
Ottery St Mary:	Land at Finnimore Industrial Estate	2.7

E9 - Town Centre Shopping Areas (formerly SH1):

Within Town Centre Shopping Areas as defined on the Proposals Map (outside the Defined Primary Shopping Frontages) proposals for both retail and non-retail uses which would add variety and increase activity and uses in Classes A2 and A3 of the Town and Country Planning (Use Classes Order) 1987 will be permitted provided:

1. The use would not undermine the shopping character, and visual amenity, vitality or viability of the town centre.
2. The amenity interest of occupiers of adjoining properties is not adversely affected by reason of noise, smell or litter.
3. It would not cause traffic problems.

Other non-retail uses will not be permitted unless the same criteria are met and the use would not harm the diversity, viability and vitality of the centre.

The establishment of new shops which are outside defined town centres or which would extend the shopping areas will not be permitted if they would harm the convenience, vitality or viability of the town centre.

E10 - Primary Shopping Frontages (formerly SH2):

Within the Primary Shopping Frontages, as defined on the Proposals Map, permission will only be granted for the conversion or change of use of the ground floor of existing shops to non-retail uses where the proposed use would not undermine the retail function, character, vitality and viability of the Primary Shopping Area. Proposals will be required not to adversely affect the amenity of the surrounding area through noise, smell, litter, traffic or disturbance arising from late opening hours.

EN1 - Land of Local Amenity Importance (formerly EN3):

Development of land shown on the Proposals Map as being Land of Local Amenity Importance will not be permitted unless a clear community need for the proposal has been identified and where the development cannot be accommodated elsewhere and would either complement or not undermine the open character of the area.

Additional shaded in areas on the inset map, under the heading 'For Information', are locations to which policies elsewhere in the plan may apply but sites or areas are not specifically designated by or through the Local Plan. For example the Local Plan does not designate Conservation Areas but it does show their extent, as at May 2012, and policy will apply to Conservation Areas now and to any possible future boundary amendments. The 'For Information' policies are not reproduced in this consultation report and the full Local Plan text should be referred to.